

**PUBLIC NOTICE
CITY OF PROVIDENCE
ZONING BOARD OF REVIEW
190 DYER STREET
PROVIDENCE, RHODE ISLAND 02903-3902**

JUNE 24, 2008

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall (25 Dorrance Street) on Tuesday, July 8, 2008 at 5:30 P.M. and 7:00 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

BROWN UNIVERSITY, OWNER AND OMNIPOINT COMMUNICATIONS, INC., APPLICANT AND LESSEE: 170 Hope Street (bounded by Brook St. & George St.), Lot 88 on the Tax Assessor's Plat 13 located in a Residential R-1 One-Family Zone; to be relieved from Section 303-use code 65.1 in the proposed installation of six (6) telecommunication antennas attached to the roof of the existing building (the Barus-Holley Building) with related equipment also attached to the roof and set back 10 feet from the roof's edge. The applicant is requesting a special use permit for the installation within this R-1 district. The lot in question contains approximately 201,967 square

feet of land area.

TROY ASHE: 14 Louisa Street, Lot 116 on the Tax Assessor's Plat 48 located in a Residential R-3 Three-Family Zone; to be relieved from Sections 202.4 and 304 in the proposed construction of a second floor addition, 23' x 31' to the existing one-family dwelling. The new addition would provide for 2 new bedrooms and a bathroom. The applicant is requesting a dimensional variance and seeks relief from regulations governing expansion of a building nonconforming by dimension, and the front yard setback requirement. The lot in question contains approximately 3,200 square feet of land area.

300 ATWELLS AVENUE, LLC, OWNER AND VIA ROMA, INC., APPLICANT AND LESSEE: 308 Atwells Avenue (corner America St.), Lot 1051 on the Tax Assessor's Plat 28 located in a General Commercial C-2 Zone. The applicant is requesting a special use permit pursuant to Section 303-use code 58 in the proposed inclusion of entertainment within the banquet hall offered on the second floor of the existing building. The lot in question contains approximately 11,761 square feet of land area.

ARCESE REALTY, OWNER AND SONA, LLC, APPLICANT AND LESSEE: 142 Dean Street & 178 Atwells Avenue, Lots 335 & 336 on

the Tax Assessor's Plat 26 located in a General Commercial C-2 Zone; to be relieved from Sections 401.1 and 703.2, request for dimensional variance, relating to outdoor seating, whereby the existing restaurant/bar has 62 indoor seats. Section 401.1 allows an additional 25 percent of the existing interior seating outdoors, which would be 15.5 outdoor seats. The applicant proposes to provide 36 seats outdoors, which are 20.5 seats over and above the allowed number of outdoor seats. Further, the additional outdoor seating requires 6 parking spaces, which cannot be provided on-site. Separate and apart from the request for additional outdoor seating, the applicant is seeking a special use permit in order to provide entertainment within the restaurant/bar. On July 10, 2007, the Board granted a special use permit for entertainment for a period of one year only, and the Board further restricted the number of outdoor seats to 36 under Resolution No. 9233 dated September 20, 2007. The original grant for the entertainment will expire on September 20, 2008. The lots in question together contain approximately 3,526 square feet of land area.

7:00 P.M.

ACELIA & ISAIAS TERRERO: 1137 Broad Street (corner Corinth St.)

Lots 196 & 197 on the Tax Assessor's Plat 53 located in a General Commercial C-2 Zone and Commercial Corridor Overlay District. The applicant is requesting a special use permit pursuant to Section 303-use code 58 in the proposed inclusion of entertainment within the

existing restaurant and function facility. On July 10, 2007, the Board granted a special use permit for entertainment within the existing restaurant and function facility for a period of one year only under Resolution No. 9237 dated September 20, 2007. The original grant for the entertainment expires September 20, 2008. The lots in question contain approximately 10,792 square feet of land area.

RHODE ISLAND STATE PIER PROPERTIES, LLC: 164-170 Allens Avenue, Lot 481 on the Tax Assessor's Plat 46 located in a W-3 Waterfront Port/Maritime Industrial District; to be relieved from Sections 303-use code 33.3 (transient amusement), 303-use code 33.4 (outdoor entertainment), 303-use code 64.1 (parking lot, principal use), 303-use code 52 (outdoor trade), 425 (landscaping) and 705.4 (paving - parking areas) in the proposed use of the aforementioned parcel for parking spaces for up to 225 vehicles as a primary use. Parking as a primary use is permitted if the use is part of a marine enterprise or dependent on access to the Port of Providence. The proposed outdoor entertainment may include a carousel, antiques and farmers' markets, and outdoor festivals. The applicant is requesting a use variance for the transient amusement, outdoor entertainment, parking lot, trade-antiques & farmers' markets; and a dimensional variance relating to regulations governing landscaping and paving. The lot in question contains approximately 305,232 square feet of land area.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRETION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT. 376**